

GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

Town Planning - Rajahmundry Municipal Corporation - Certain variation to the Master Plan - Change of land use of the land from Public and Semi Public use to Commercial use at the site in T.S.No.354/2 at Tyaga Raja Ganasabha, Rajahmundry to an extent of 1372 Sq.Yards - Draft Variation - Confirmed - Orders - Issued.

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**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT**

**G.O.Ms.No: 254**

**Dated:04-07-2011.**

**Read the following:-**

1. G.O.Ms.No.465 MA., dated 28-10-1975.
2. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.9707/2009/R, dated 8.7.2010.
3. Government Memo.No.13672/H1/2010-1, MA & UD Dept. dated:20.8.2010.
4. From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.9707/2009/R, dated 15.9.2010.
5. Govt. Memo.No.13672/H1/2010- 3, MA Dated:25.9.2010.
6. Commissioner of Printing, A.P. Extraordinary Gazette No.533, Part-I, dt:30-09-2010.
7. From the Director of Town & Country Planning, Hyderabad Lr.Roc. No.9707/09/R, dated:06-05-2011.

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**O R D E R:-**

The draft variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated 28-10-1975 was issued in Government Memo. No.13672/H1/2010-3, Municipal Administration and Urban Development Department, dated:25-09-2010 and published in the Extraordinary issue of A.P. Gazette No. 533, Part-I, dated:30-09-2010. No objections and suggestions have been received from the public within the stipulated period. The Director of Town and Country Planning, Hyderabad in his letter dated:06-05-2011 has stated that since the site proposed on BOT basis belong to Rajahmundry Municipal Corporation for Commercial purpose, the payment of development charges to the Corporation does not arise, Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.VIJAY KUMAR**

**PRINCIPAL SECRETARY TO GOVERNMENT (UD) (FAC)**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Rajahmundry.

The Municipal Commissioner, Rajahmundry Municipal Corporation, East Godavari District.

Copy to:

The District Collector, East Godavari District.

SF/SC.

//FORWARDED ::BY:: ORDER//

**SECTION OFFICER**

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Rajahmundry Town, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.533, Part-I, dated:30-09-2010 as required by clause (b) of the said section.

**VARIATION**

The site in T.S.No.354/2 at Tyaga Raja Ganasabha, Rajahmundry to an extent of 1372 Sq.Yards, the boundaries of which are as shown in the schedule below and which is earmarked for Public and Semi Public use in the General Town Planning Scheme (Master Plan) of Rajahmundry Town sanctioned in G.O.Ms.No.465MA., dated 28.10.1975 is designated for Commercial use by variation of change of land use as marked as “2” as shown in the revised part proposed land use map GTP No.22/2010/R, which is available in Municipal Office, Rajahmundry Town, **subject to the following conditions; namely:-**

1. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
2. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
3. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
4. The change of land use shall not be used as the proof of any title of the land.
5. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
6. The applicants shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
7. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
8. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUNDARIES**

<b>North :</b>	Sri Krishna River view Building.
<b>East :</b>	APSEB Superintendent Engineer's Office.
<b>South :</b>	Existing 88 feet wide bund road.
<b>West :</b>	Existing 50, 60 to 84 feet wide Godavari Bund road widened to 60 feet wide as per Master Plan where ever less.

**Dr.VIJAY KUMAR**  
**PRINCIPAL SECRETARY TO GOVERNMENT (UD) (FAC)**

**SECTION OFFICER**